No. 5588 Equity

Exhibit No. 1.

At the request of Benjamin W. Duvall the following Deed was recorded April the 10th 1874.

This Deed, made this eleventh day of March in the year Eighteen hundred and seventy four, by and John F. Simmons, & Lizzie S. Tarr, Thomas W. Fisher, and Anna W. Fisher his wife. Witnesseth that in Consideration of the sum of twelve thousand dollars, and the said Jno. F. Simmons, & Lizzie S. Tarr, Thomas W Fisher and Anna W. Fisher his wife do grant unto Benjamin W. Duvall, in fee simple, all that tract or parcel of land situated in Urbanna District, in Frederick County in the State of Maryland. Beginning at the original beginning of the Lot assigned to said Jno. F. Simmons and Henrietta Simmons his wife, it being part of a tract of land called The "Resurvey on the Hope" and running thence making proper allowance for variations & out former locations, South 60½° East 273 p. to a stone formerly planted, then leaving the outlines South 26° West 32 p. to a stake, then South 84° East 29 p. to a stake in the middle of the road at the end of the second line of said John F. Simmons' part of said land, then with said road South 38½° West 80 p. to a stake, then North 56¼° West 18½ p. to a large black oak tree, it also being the end of 82 9/10 p. on the third line of Jno. F. Simmons part of said land, then with said third line, South 51½° W. 106 p. to a stone at the end of said third line, South 57° West 268 p. to a pile of stones North 25° West 50 p. to a stone, North 56° East 249¾ p. to a stone, North 18½° East 85 p. to a stone, North 51° West 230 p. to a stone, North 23½° East 23½ p. to a stone, South 67° East 68 p. to a stake, then North 30°40' East 29 p. to the place of beginning. Containing three hundred & four acres and three fourths and eleven perches of land, more or less. And being the same tract or parcel of land devised to Mrs. Henrietta Simmons now deceased, wife of said John F. Simmons, by the last will and testament of Benjamin Murdock, late of Frederick County, deceased and duly recorded in the Office of the Register of Wills of Frederick County, in Liber G. M. E. No 1. folio 574 &c. one of the Will Records of Frederick County. And the said Jno. F. Simmons, & Lizzie S. Tarr, Thomas W Fisher and Anna W Fisher do warrant generally the property hereby conveyed.

Exhibit No. 2.

Witness our hands and seals.

Test.
Conrad P. Easterday
Thomas Melvin

John F. Simmons (Seal)
H. Lizzie S. Tarr (Seal)
Thos. W. Fisher (Seal)
Annie W. Fisher (Seal)

Which is thus Endorsed, viz—
State of Maryland, Frederick County, Sct:
I hereby certify that on this eleventh day of March in the year Eighteen hundred and seventy four before me a Justice of the Peace in & for the County & State aforesaid personally appeared Jno. F. Simmons & H. Lizzie S. Tarr & acknowledged the foregoing deed to be their respective act.

Conrad P. Easterday J.P.